New Craftsman Villa Water



**\$34.90 Monthly** 

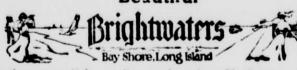
Pays Interest, Taxes, Insur-

Telephone 152) to t n t R YMOND F B R FS, 170 Broadway LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE

## You Are Run Down

THE noise and strain of the big city are getting on your nerves. You do not recognize a hidden longing for the green fields, for rambles in the woods, to listen to the happy songs of birds, to bask in the sunshine under blue skies and songs of birds, to bask in the sun bathe, boat and fish in pure waters.

## Beautiful



is the community's paradise—an hour from Manhattan. It is there that country and sea are side by side. Where you can enjoy the sea breezes and country foliage on your own lawn and drink the pure spring water and breatne the health giving Pine laden air. The piace to restore your suffering nerves and fill you with animation. you with animation. .

WHY not purchase a nice little bungalow or pretty cottage NOW and make the coming Summer your happiest and most beneficial one? Notwithstanding the unusually lively demand this Spring for houses, we still have a few handsome bungalows and cottages at prices that instantly appeal. Your apartment rent will in a short time pay for a home. A REAL LOWE.

A HOME OF YOUR OWN

Our simple house owning plan has converted hundreds of dissatisfied renters into happy, contented home owners. Let us convert you.

aders of The Sun are invited to visit atwaters as our cuests. Write, call none Greeley 3204. Booklet No. 4 Bething - Boating - Fishing - Golf - Tennis

T. B. ACKERSON CO. Developers of Choice Properties and Builders of Houses of Merit." 1 WEST 34TH ST., NEW YORK

## WESTBURY GARDENS, L. 1

# "HOMECRAFT HOMES"

If you can meet the requirements of character and stability that pre-

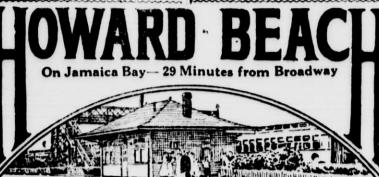
vall at Westbury Gardens I will submit to you plans, specifications and prices of "homecraft liemes." I will finance your house and you can pay me in full, in part, or in monthly payments not exceeding the amount you

AND we give to every purchaser a warranty deed, with insured title, together with er guarantee indersed by a Bank that if at any time within a period of six months the date of purchase the purchaser for any reason whatsoever changes his mind. ner from sickness, change of plans or dissatisfaction, that we will return to the laser upon demand the full amount of his purchase without interest, upon full syance by him. Office on the Property. Come out, write or telephone.

GUSTAVE S. DORWIN,

e: Bank of Westlere BAL ESTATE FOR SALE-QUEENS.

Westbury, L. I. REAL ESTATE FOR SALE-QUEENS.



leach Station, L. I. Railway, (Electric, THE NEW COMMUNITY OF SEASIDE COUNTRY HOMES IN THE CITY OF NEW YORK

Where the Business Man enjoys the comforts of an ALL YEAR Home with City neveriences and Unexcelled Summer Advantages. Bathing, Fishing, Boatagt their best. Casino, tibil-foot tier, eaches, lennis courts, for the existe use of property owners and their guests.

Anno Castage Anno According to location on or near the waterfront. Payments anged to meet convenience of purchaser.

nice of nurchaser nian and thomas the second than and thance your Home at Howard Beach. The op-tic, together with a Waterfront Investment, caunot be

Call, write, or phone Worth 3556, for particulars. Smith & Richmond, Inc., Sales Managers HOWARD ESTATES DEVELOPMENT COMPANY 51 Chambers Street, New York



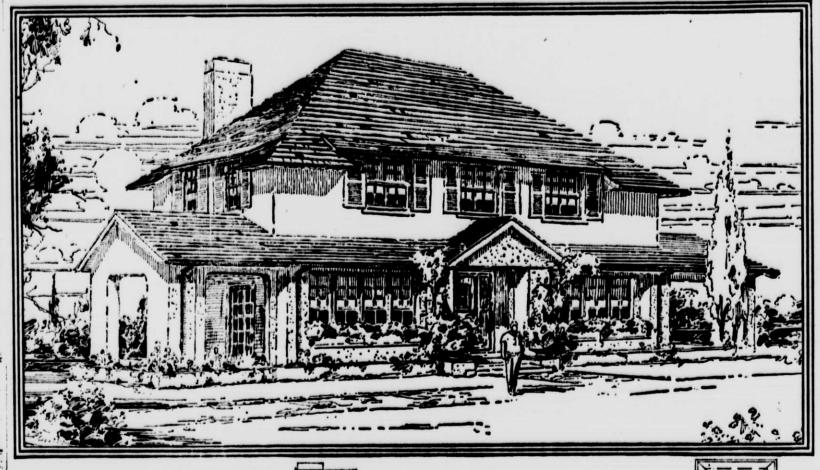
## Kew Gardens

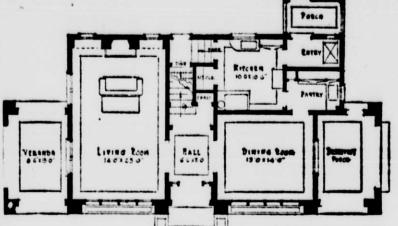
urrounding Kew Gardens Station. 15 Minutes from Herald Sq. MANY NEW HOUSES

JUST COMPLETED. Prices \$9,000 to \$22,500.

o JOHN J BRITTON Marbridge Building Broadway phone Greeky 250 and 3251. Representative at Kew 8 Station every day. Convenient trains for inspecting 6, 33d St. 240 (12.52 Saturday only), (1.15 Saturday only), 5.00 (5.11 every Saturday), (5.18 Saturday only), 3.35, 10.00, 11.17, 11.34 A. M., 1.08, 1.56, 2.12, 3.03, 4.11, 4 at frequent intervals.

## GOOD HOUSE FOR \$4,500; DESIGNER FIGURES IT WITHIN THAT COST





FIRST FLOOR PLAN

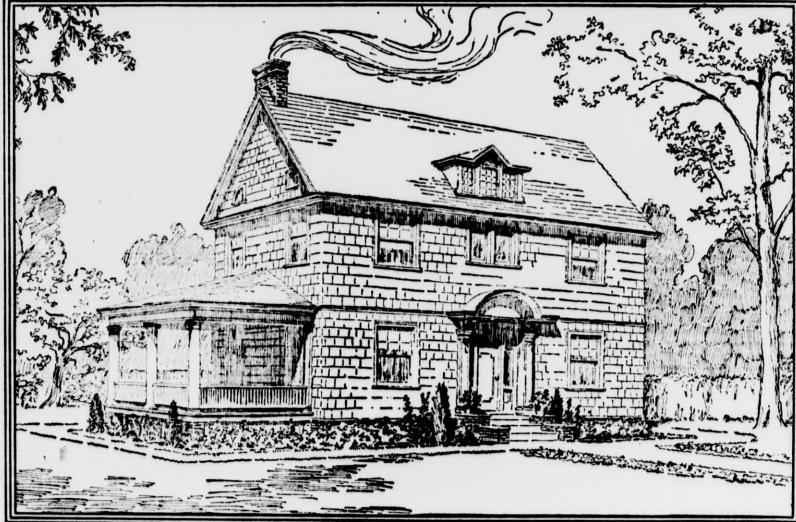
STCOND . FLOOR . PLAN. James Thomson of Mann & MacNeille submitted the house shown here.
"The most fortunate excuse I can offer for the designing of this country home." In a house of this size the necestary arrangement of the rooms for having a dance is quite remarkable. As to the says, "is the fact that it has all the lignity and spaciousness of a more costly dwelling, with less cubage and at a ridiculously low figure.

"Every modern suburb has a younger set. In a house of this size the necestary arrangement of the rooms for having a dance is quite remarkable. As to the second floor, one goes there to sleep. The bedrooms have adaptable to stucco, would look well if built in brick, but at an added cost. The construction of this house is with 2 by 4 stud braced balloom frame, metal lath and stucco, with a cedar shingle roof.

"This Swiss chalet "Charette," altrebled its value, therefore there can be though most adaptable to stucco, would look well if built in brick, but at an added cost. The construction of this house is with 2 by 4 stud braced balloom frame, metal lath and stucco, with a cedar shingle roof.

"To whom this house may still intertable." "Owing to the war building paper has bright and airy laundry in the cellar."

# ENOUGH FOR FAMILY OF



TERRACE

LIVING ROOM

· PLAN OF FIRST FLOOR .

14:6' x 19:0"

PORCH

10:0" 2 17:0"

Design of the elevations and plans has been kept simple in order to give as large a house as possible within the required price of \$4.500 in this house planned by Francis W. Bancroft of Warren & Wetmore's office:

"The front entrance opens in a vestible and hall," according to the designer's description "On one side of the hall is the dining room, kitchen and bath of the chimneys also.

The general finish of the interior will pantly to the other floors of living room, hall family and friends.

"In the second story are four bedfor and dining room are to be Georgia pine; the walls and partitions are to be plastered floor. The cellar contains laundry, coal bins and heating plant.

"Spruce boards are to be used for third floor.

"Spruce boards are to be used for the private use of the family and friends.

"The plot plan shows the house set walls and partitions are to be plastered floor. The cellar contains laundry, coal bins and heating plant.

"The foundation walls are to be of oak.

"The plot plan shows the house set walls and partitions are to be plastered floor.

"The plot plan shows the house set walls and partitions are to be plastered floor.

"The parage back in the corner floors.

"Spruce boards are to be used for the sheating room, hall family and friends.

"The plot plan shows the house set walls and partitions are to be plastered floor.

"Spruce boards are to be used for beheating floors.

"The plot plan shows the house set walls and partitions are to be plastered floor.

"The plot plan shows the house set walls and partitions are to be plastered throughout, except unfinished portion of third floor.

"The plot plan shows the bouse for the private use of the other floors are to be of oak.

"The plot plan shows the bouse the partitions are to be plastered the pour the port of the private use of the partitions are to be plastered to be of the partitions are to be plastered to be of the partitions are to be partitions are to be partitions are to be plastered to the partitions are to be of the partitions are

11.0 1 4.6"

the state of the s

pantry: on the other side the living be white wood enamelled: the doors to proom. The porch is on the side of the living room, with the steps down toward the flower garden. The porch in this and risers. The treads to be oak natural dium priced, modern type. The house tark is always.

"This house has not over 28,000 cubic feet and the approximate cost, including fixtures shall be meting all material, except lighting fixtures."

Roop · NERVANTS ROOM ON THIRD FLOOR ADVLTS ROOM

·PLAN OF SECOND FLOOR.

# Forest Hills Cardens

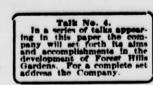
LONG ISLAND REAL ESTATE FOR SALE. | LONG ISLAND REAL ESTATE FOR SALE

"A Forward Movement in Suburban Development

A forward movement implies a landscape and plan A forward movement implies a landscape and planting scheme for the whole. In the Gardens Frederick Law Olmsted has laid out a carefully studied design for the planting of the entire property. Each block and street has been specially studied so as to provide in addition to shade and foliage, a touch of color throughout the year, while here and there particular trees are introduced for their winter effect. The native grown trees, which include many flowering dogwoods, large oaks and beech trees, have been carefully preserved and protected.

A Forward Movement in Suburban Development means a landscape and planting scheme designed by an expert and carried out under his supervision for the

HOUSES For Sale. \$9,800



PLOTS For Sale. \$8.000 Up.

For transportation, booklet or information address Dept. S,

SAGE FOUNDATION HOMES COMPANY. 47 West 34th St., New York.

15 MINUTES FROM PENNA. STATION FOREST HILLS, LONG ISLAND.

## Seashore Privacy

Make your home in NEPON- ing in cost from \$5,000 to \$20,000. SIT and enjoy the best the seashore affords.

The remaining lots at Neponsit range in price, at present, from \$550 to \$2,000, according to location; convenient terms.

In the last three years more than a hundred homes have been

built and sold at Neponsit, rang-

D

W

bay; best beach on the coarestricted and deeded in perper ity to property owners; best bathing and fishing; well pointed clubhouse for resident \$500,000 in permanent, assessable improvements. tailed information on reque Telephone Greeley 2741.

NEPONSIT REALTY COMPANY, Suite 512, 1 West 34th St., New

## BALDWIN HARBOR

OU should know about the wonderful home opportunities at BALDWIN HARBOR. A most attractive Summer and Winter Residential Community on Hempstead Bay, only 22 miles out. Houses, cottages, bungalows, lots and plots, bargain prices, easy terms, also money furnished to build. City improvements without city taxes or vexatious restric-tions. Good bathing, boating, fishing, aquatic sports. Delicious clams and oysters right off Select neighborhood, with schools, churches and markets convenient; yet prices are most moderate and terms easy. Bought right to sell right. See BALDWIN HARBOR first. The season is advancing; don't wait. See it NOW for yourself any day, at our expense.

**BALDWIN HARBOR REALTY CO.** 243 West 34th Street

BALDWIN HARBOR

CONNECTICUT REAL ESTATE

CONNECTICUT REAL ESTATE.

## SHIPPAN POINT MANOR

One of the finest residential developments near New York

Stamford, Conn.

Shippan Point Manor offers the advantages of unrivalled local overlooking the Sound, in a fine section; excellent train service minutes from Grand Central and 30 trains daily, and a carrestricted property.

Plots range from half acre to an acre, purchasers become bers of the BEACH CLUB, with its tennis courts, pavilion. &c. Some waterfront plots are still available. Water, ele sewers, &c., are installed and many homes already built and

Building and improvement will be undertaken by this companies according to purchaser's approval, at fixed contract price. so desired.

CHARLES BUEK CONSTRUCTION CO. 7 East 42d Street, New York City. BROKERS FULLY PROTECTED

WESTCHESTER REAL ESTATE FOR WESTCHESTER REAL ESTATE



DEAL HOME FOR COMMU

Briarcliff Manor, N. Y.

BRIARCLIFF REALTY CO., Briarcliff Manor, N.